

Tamarron Homeowners Association, Inc.
Board of Directors Meeting
Tuesday, February 15, 2022 7:00 p.m.
Via Zoom

MEETING MINUTES

Members Present: Gary Chrzastowski, James Eiermann, Joanne Sabbagh, Bill Jones, Dave Steele, Dave Gentry, Tim Smith and Andy Manson
Property Management Company: Carole Damon, Capital Realty, Inc.

Meeting was called to order at 7:05 p.m. by James Eiermann

Election of Officers: A motion was made to elect the following slate of officers:

President – James Eiermann	Vice President- Dave Gentry	
Treasurer – Gary Chrzastowski	Secretary – Dave Steele	
Motion – Bill Jones	Second – Joanne Sabbagh	Passes

Minutes:

- A. The minutes from the December 21, 2021 board meeting were reviewed. A motion was made to accept the minutes as written.
Motion – Gary Chrzastowski Second – Dave Steele Passes

Financials:

- A. The financials were presented by Board Treasurer, Gary Chrzastowski. A motion was made to accept the reports as presented.
Motion – Bill Jones Second – Dave Steele Passes

Committee & Neighborhood Reports:

- A. Tree Committee – Trees are looking pretty good. Still waiting for Juris to trim the street trees.
B. Landscape Committee – no report as the plants are still dormant.
C. Irrigation – no report.
D. Snow Removal – there were a few issues with the new snow removal company. On the first snow they should have started sooner, some sidewalks were missed and they were shoveling instead of using snow blowers. We did have a few residents that commented they did a good job.
E. Heights Update – nothing to report, things are going good.
F. Village Update – the drainage swale still needs worked on, Juris has been contacted about this.
G. Vista Update – no issues to report, things are good.

Unfinished Business:

- A. CCRs and Bylaws – once the Board attorney has reviewed the ballot to the restated CCRs it will be sent out to homeowners. The deadline to submit the ballots will be June 30, 2022. A meeting will be called to vote on the Bylaws.

- B. 3725 Tamarron – the edging/fence is still up. The Board discussed the next steps of having the fence removed or issuing a fine. As the ground is frozen this issue is tabled.

New Business:

- A. The Indiana Department of Transportation wants input on the intersection at 10th St. and Smith Road and 10th Street and Pete Ellis Drive because of the increased traffic due to the new hospital.
- B. Rules and Regulations – the Board discussed developing a Rules and Regulations document that outlines the rules of the neighborhood and the fining process. Carole will work on a list of the items in the governing documents for the Board to use as a basis.

Addendum to the Minutes:

- A. On Sunday, March 27th our management company received an email from Landmark Lawn and Landscape that they were closing their business effective immediately. Upon receiving the email, our management company began to immediately contact lawn care companies and send out RFPs. The Board scheduled interviews with 3 companies and chose to contract with C&S Lawn and Landscape for the 2022 season.

Exterior Alteration Requests:

- A. 3909 Tamarron Court – request to install solar panels. Request approved by Board via email.
- B. 3842 Tamarron Drive – request for approval to rebuild deck and add stairs. Approved as the foot print would not be changing.

The Board adjourned the meeting at 8:02 p.m. by motion – Dave Gentry and seconded by Bill Jones. Motion passed.